



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 7, 2008
AGENDA DATE: May 15, 2008
PROJECT ADDRESS: 900-1100 Las Positas Road (MST99-00608)
 Veronica Meadows
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JH*
 Allison De Busk, Project Planner *AD*

I. SUBJECT

Environmental hearing to certify the Veronica Meadows Specific Plan Final Environmental Impact Report (EIR). No action on the project itself will be taken at this hearing. The City Council is tentatively scheduled to consider the project and certify the Final EIR at a hearing on May 20, 2008.

II. PROJECT DESCRIPTION

The project associated with the subject environmental document is an annexation of approximately 50.5 acres from the County, and a subsequent 25-unit single-family residential subdivision on 14.8 of those acres. The remaining 35.7 acres would be dedicated open space. Proposed residential lot sizes would range from approximately 5,000 to 9,600 square feet, with maximum home sizes ranging from 2,500 to 3,800 square feet of habitable space.

Site access to all but three lots would be provided via a proposed concrete bridge over Arroyo Burro Creek that would intersect with Las Positas Road. A public loop road on the west side of the creek would serve 19 of the homes, and a private drive off of the public road would provide access to three home sites. The remaining three homes would be accessed from the end of Alan Road. A public pedestrian path is proposed along the western edge of the creek to provide access from the end of Alan Road to Las Positas Road.

A comprehensive creek stabilization and restoration plan for approximately 1,800 linear feet of Arroyo Burro Creek is also proposed as part of the project. A 100-foot buffer between the proposed residences and the top of bank of Arroyo Burro Creek is proposed. A small portion of the proposed public road and private driveway would encroach into the 100-foot buffer.

Cast-in-ground concrete caissons are proposed on-site to stabilize the hillside to the west. Geologic stabilization of the hill would result in approximately 61,500 cubic yards (cy) of cut and 61,500 cy of fill. Total estimated grading for the project improvements (building pads, roads, etc.) would be about 15,539 cy of cut and 11,232 cy of fill (does not include soil recompaction); grading for the creek stabilization/restoration work would involve approximately 14,000 cy of cut.

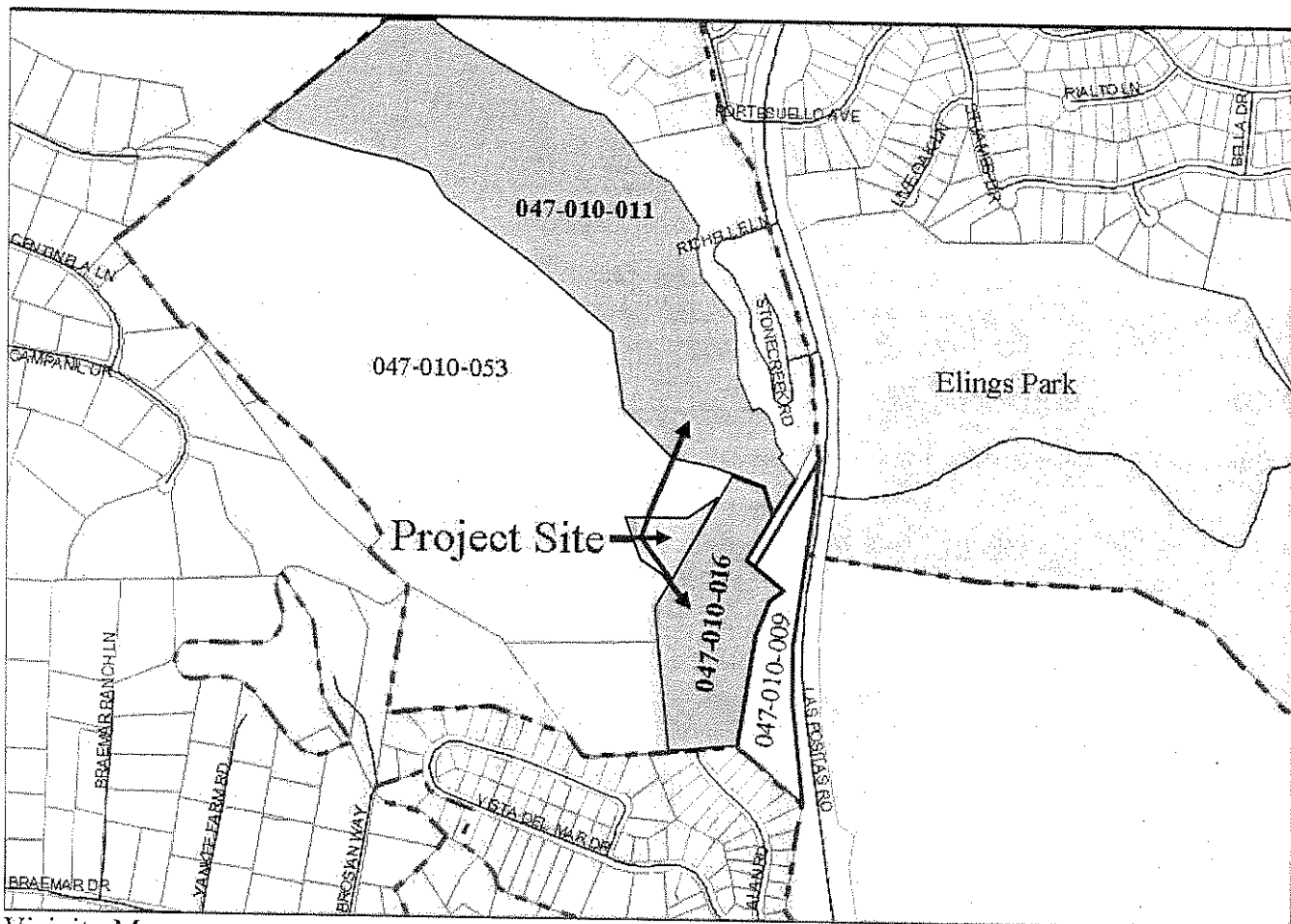
III. REQUIRED APPLICATIONS

The City Council is the body that will make a decision on the proposed project. The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2003-00026) to allow the proposed subdivision and development of the portion of the project within the appealable and non-appealable jurisdictions of the City's Coastal Zone (SBMC 28.44);
2. A Lot Line Adjustment to attach a 4.49-acre portion of APN 047-010-053 to APN 047-010-016 (SBMC 27.40 and Gov. Code §66412);
3. A Public Street Waiver to allow lots 4, 5 and 6 to be served by a private driveway (SBMC §22.60.300);
4. A Tentative Subdivision Map to allow the division of one parcel into 30 lots. Twenty-five lots would be developed with single-family homes, four would be for open space, one would be for the public road and one would be for the private drive (SBMC 27.07);
5. A request to Santa Barbara County Local Agency Formation Commission (LAFCO) for annexation of the subject parcels to the City of Santa Barbara;
6. A General Plan Amendment, upon annexation, to add the subject parcels to the City's General Plan Map. APNs 047-010-016, 047-010-053 (the 4.49-acre portion), and 047-010-026 would be designated Residential, Two Dwelling Units per Acre, Buffer/Stream and Pedestrian/Equestrian Trail; APN 047-010-011 would be designated Major Hillside, Open Space, Buffer/Stream and Pedestrian/Equestrian Trail;
7. A Local Coastal Plan Amendment, upon annexation, to add the portion of APN 047-010-016 that is located within the Coastal Zone boundary to the City's Local Coastal Plan Map, with Residential, Two Dwelling Units per Acre, Buffer/Stream and Pedestrian/Equestrian Trail designations;
8. Zoning Map and Ordinance Amendments, upon annexation, to adopt Specific Plan Number Nine (SP-9), and zone APNs 047-010-011, 047-010-016, 047-010-053, and 047-061-026 Specific Plan Number Nine (SP-9) and Coastal Zone Overlay, where applicable, and add the parcels to the Hillside Design District; and
9. Approvals related to bridge construction and creek restoration on City-owned lands adjacent to the project site.

IV. RECOMMENDATION

Staff recommends that the Planning Commission certify the EIR, making the findings outlined in Section VIII of this report.



Vicinity Map

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Peak Las Positas Partners	Property Owners:	Peak Las Positas Partners and Bollag
Parcel Numbers:	047-010-011 047-010-016 047-010-053 (a portion) 047-061-026	Lot Area:	35.71 acres 10.24 acres 4.41 acres (a portion of 86.7-acre site) 0.04 acre
Adjacent Land Uses:			
North – Residential		East – Arroyo Burro Creek, Open Space and Las Positas Road	
South – Residential		West – Residential	

VI. APPLICATION/PROJECT REVIEW PROCESS

This project has an extensive history that is covered more completely in the staff report for the December 1, 2005 Planning Commission hearing (copies available upon request). The following is a brief summary of the most relevant issues pertaining to the annexation proposal and related development project since the writing of that report. For a summary of the project's environmental review history, please refer to Section VII below.

On December 1, 2005, the Planning Commission certified the Final EIR and referred the project to the City Council for a decision due to a deadlock (3-3).

On March 8 and March 21, 2006, the City Council reviewed the project (23-unit subdivision). On March 21, 2006, the City Council directed the applicant to reduce the number of residential units, provide all vehicular access via Alan Road, and provide a pedestrian/bicycle bridge across Arroyo Burro Creek.

To address the Council's direction, the applicant prepared a conceptual site plan (15 residential units with all vehicular access via Alan Road and a pedestrian bridge across Arroyo Burro Creek) and creek stabilization and restoration plan, and Staff updated the Veronica Meadows Specific Plan (SP-9) accordingly.

The ABR reviewed the revised project on May 1, 2006 and had the following comments:

- The overall site layout, estimated home size and conceptual home design were acceptable given the direction from Council.
- The previous proposal was a better solution in terms of access and the benefits to the City as a whole (circulation, creek restoration, open space, etc.).

The Creeks Advisory Committee reviewed the revised project on April 26, 2006 and had the following comments:

- The creek setback for all development should be 100 feet, not 50 feet.
- Drainage should be decentralized and allowed to flow overland and percolate into the creek.
- Public access should be provided.
- Creeks Advisory Committee should have the opportunity to review the project in the future.

The Park and Recreation Commissions and Creeks Advisory Committee held a joint meeting on July 10, 2006 to review the revised project. They had the following comments, in addition to the Creeks Advisory Committee comments identified above:

- Campanil Hill drainage should be daylighted.
- The pedestrian bridge should be located at the northern end of the site.
- All landscaping should be native and non-invasive.

- Chemical fertilizers should be prohibited for landscaping purposes following restoration.
- Independent review of the Creek Restoration Plan should be required now and later in the process.

The Planning Commission reviewed the revised project on August 24, 2006 and had the following summary comments:

- Vehicular access from Las Positas is preferred.
- Appropriate density is dependent on house sizes.
- Pedestrian bridge should be at the northern end of the property.
- Creek setback is appropriate; would be willing to consider smaller setbacks under certain circumstances.
- Prefer drainage as open and natural as possible.
- Have a desire to reduce the overall project footprint.

On October 3, 2006, the City Council reviewed the revised proposal. At that meeting, the City Council continued the item, on a 5-2 vote, with the direction for staff to work with the applicant and return to Council with a project design and density similar to the prior 23-unit project, including the following: 1) drainage that is daylighted, as well as other flood control systems; 2) a traffic signal at Las Positas Road; 3) a bridge for vehicular and pedestrian access; 4) emergency access at Alan Road; 5) peer reviews and long term maintenance of creek restoration; and 6) an affordable housing component of 2 to 4 units.

On December 12, 2006, the applicant returned to the City Council with a newly revised project that included two development alternatives: 1) a 23-unit development; and 2) a 25-unit alternative that included two affordable housing units. Both alternatives included daylighting the Campanil Hill drainage (in addition to other required flood control systems), a traffic signal at Las Positas Road, a bridge across the creek for pedestrian and vehicular access, an area left clear of vegetation for possible future access in the event of an emergency, peer review of the creek restoration plan, and the applicant would be responsible for long-term creek maintenance. The City Council voted (5-2) to approve the 25-unit project (with the Tentative Map to be brought back to the Council at a later date) without the emergency access road.

On December 19, 2006, the City Council adopted (second reading) the Ordinance initiating the annexation and adopting proposed zoning, General Plan Map and Coastal Plan Map amendments.

This decision was litigated in Santa Barbara Superior Court, which invalidated the City approvals and EIR certification and directed that the City revise the EIR before reconsidering the proposed project. Following the court order in early 2008, these approvals were rescinded by the City Council in February 2008. It should be noted, however, that in the decision, the Court noted that there was no challenge to the sufficiency of the EIR and that there was no argument that the EIR was inadequate as an informational document. Instead, the court determined that the environmental findings adopted by the City Council to support project

approval were not adequate because the Council did not find that certain mitigation measures or project alternatives were infeasible.

On March 14, 2008, the City released a Draft Revised EIR – Selected Chapters, with a public comment period that ended on April 28, 2008.

On April 17, 2008, the Planning Commission held an environmental hearing on the Draft Revised EIR.

VII. ENVIRONMENTAL IMPACT REPORT

An EIR is intended by CEQA to be an informational document that is considered in conjunction with other planning documents and project analysis as part of the overall permitting process. The CEQA environmental review process has two overall purposes: first, to disclose environmental impacts so that the public and decision-makers consider the environmental consequences of a project before it is approved, and second, to avoid or reduce significant environmental effects to the extent feasible. Feasibility is defined in CEQA and the CEQA Guidelines as meaning "*capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.*" Mitigation measures applied to a project to reduce environmental impacts must also meet the constitutional tests of nexus and reasonable proportionality to project impacts. The EIR and staff analysis provide an identification of feasible mitigation measures and alternatives, with decision-makers determining final feasibility.

An EIR analysis is not required to be exhaustive, and is based on reasonably available information. Conclusions about the significance of environmental impacts use City guidelines and practices, and need to be based on substantial evidence within the entire record. Substantial evidence is defined in CEQA and the CEQA Guidelines to mean enough relevant information and reasonable inferences from this information to support a conclusion, even though other conclusions might also be reached. "*Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.*" Because the analysis involves predicting future effects, an EIR necessarily only provides a best estimate of environmental impacts based on numerous assumptions. Where there are disagreements among experts over the significance of impacts, it is not required that an EIR resolve these differences but only summarize them. As noted in the CEQA Guidelines Section 15151, "*...the courts have not looked for perfection but for adequacy, completeness, and a good faith effort at full disclosure.*"

Environmental Review History

The City prepared an Initial Study in 2003, which identified potentially significant impacts of the project that required further evaluation in an EIR. A Notice of Preparation (NOP) of an EIR was issued for 30-day agency and public review, and an environmental scoping hearing was held by the Planning Commission on October 16, 2003 to assist in refining the EIR scope of analysis. The City contracted with an environmental consulting firm, URS Corporation, to prepare the EIR. A Draft EIR was released by the City for public review and comment between September 22, 2004 and November 8, 2004, and an environmental hearing was held by the Planning Commission on October 21, 2004 to

receive public comment. Substantial public comment was received on the Draft EIR, including from the project applicant, neighboring residents, property owners, and community interest groups.

A Final EIR was prepared and released in January 2005. The Planning Commission held public hearings on the EIR and project on April 14 and July 21, 2005, at which time the project was continued. On December 1, 2005, the Planning Commission certified the Final EIR. On December 12, 2006, the City Council certified the Final EIR and approved the project.

This decision was litigated in Santa Barbara Superior Court in 2007, and by Court mandate, in February 2008, the City Council rescinded project approval and certification of the EIR. As discussed previously, the court, in its decision, did not find the EIR deficient or inadequate as an informational document. Instead, the court determined that the environmental findings adopted by the City Council to support project approval were not adequate.

In accordance with Section 15088.5 of the California Environmental Quality Act (CEQA) Guidelines, the City prepared a Draft Revised EIR, with revisions limited to certain EIR Chapters in order to address direction given by the judge in association with the litigation discussed above. On March 14, 2008, the Draft Revised EIR – Selected Chapters was released for public review. On April 17, 2008, the Planning Commission held an environmental hearing to take public comment on the draft Revised EIR. The public review period for the Draft Revised EIR closed on April 28, 2008. All comments received during the public comment period for the Draft Revised EIR (18 letters and seven speakers at the public comment hearing), along with responses to those comments, are included in the Final Revised EIR, which is a part of the proposed Final EIR (FEIR).

The proposed Final EIR (FEIR) is before the Planning Commission for certification. The FEIR includes the entirety of the 2005 EIR as well as the 2008 revisions (Revised EIR), and has been prepared with consideration of comments received on the Draft EIR and Draft Revised EIR. Comments received during the initial EIR review period, and written responses thereto, are included in Appendices D and E, respectively. As appropriate, changes to the text of the EIR were also made. Comments received during the Revised EIR review period, and written responses thereto, are included in Appendices L and M, respectively. As appropriate, changes to the text of the Revised EIR were also made.

Summary of Impacts

The FEIR identified environmental impacts of the proposed project using four classifications: Significant and Unmitigable (or Unavoidable) Impacts, Significant but Mitigable Impacts, Less than Significant Impacts, and Beneficial Impacts.

A. Significant, Unavoidable Impacts (Class I)

The FEIR determined that the proposed project would result in significant unavoidable impacts to biological resources, traffic (cumulative), and short-term noise impacts due to project construction. No feasible mitigation measures or alternatives have been identified to fully avoid all of these impacts while still meeting the overall project objectives. Therefore, in order to approve the project as proposed, the City Council would need to make a Statement of Overriding Considerations through consideration of the following, per CEQA Guidelines §15093:

(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

A brief discussion of the project's significant, unavoidable impacts and available mitigation measures is provided below. Mitigation measures would be included as proposed conditions of approval. For more details related to the EIR analysis and mitigation measures, please refer to the FEIR and the Certification section of this report (Section VIII).

Habitat Impacts of New Bridge. The construction of the bridge over Arroyo Burro Creek would permanently remove native and non-native riparian habitat at the location of the abutments, would require removal of a large oak tree, and may result in temporary damage to the roots of a large sycamore tree. The project would also likely result in the permanent loss of 600 to 800 square feet of willow and giant reed habitats on the creek banks underneath the bridge. The updated restoration plans include restoration of riparian habitats and reshaping and lowering of the creek banks to increase the distance between the bottom of the bridge and the ground. It is still likely possible that the limited light and height restraints under the bridge would limit revegetation of this area. Additionally, the bridge would reduce the creek wildlife corridor from its already restricted width of 430 feet to approximately 140 feet (span of the bridge) or less depending on the reshaping of the creek banks. In light of the narrow riparian corridor at this location, the permanent alteration of habitat underneath the bridge, and the close proximity of other human disturbances that affect wildlife, the overall impact of the bridge on riparian habitat and associated wildlife is considered significant and unmitigable. However, the EIR recommends mitigation measures that would reduce the magnitude of this impact, including narrowing the width of the bridge, minimizing the area of habitat disturbance during construction, and implementation of creek and habitat restoration following construction. It is recognized that the conclusion that these biological impacts can not be mitigated to a level below significance is controversial and evidence may also support a differing conclusion that the impact can be mitigated to a less than significant level. However, based on a thorough review of this issue, and acknowledging a difference among experts, the City continues to accept the more conservative conclusion that the effect of the bridge on the wildlife corridor in Arroyo Burro Creek should remain a significant and unmitigable (Class I) impact.

Contribution to Cumulative Traffic Impact on Local Intersections. The proposed project would add 5 to 21 AM and/or PM peak hour vehicle trips at four local intersection which, under future cumulative conditions, would be operating below acceptable levels (>0.77 V/C). The additional trips from this project, while small in magnitude, would contribute enough trips

to result in a significant cumulative impact on the operation of these four intersections, based on the City's significance thresholds. A feasible mitigation measure requiring a fair share contribution of funds for capacity improvements at these intersections has been identified in the EIR, but it would not fully mitigate the potentially significant cumulative impact.

Construction Truck Noise on Alan Road. Construction traffic and haul trucks would use Alan Road to access the site during the initial phase of the project, while the bridge over Arroyo Burro Creek is being constructed. Noise from haul trucks using Alan Road would increase the ambient noise levels in outdoor and indoor living areas of residences along the road, which would impact residents during construction. The number of truck trips per day is estimated to be 30 to 40 round trips. Partial mitigation measures include a maximum 15 miles per hour speed limit for large vehicles and construction timing limitations. However, even with the implementation of the mitigation measures, the temporary impact of construction truck noise would not be reduced to a less than significant level.

B. Significant, but Mitigable Impacts (Class II)

The proposed project would also result in various significant, but mitigable impacts, which are summarized in the table below. Mitigation measures to avoid these impacts, or to reduce them to less than significant levels, are also presented below, and are described in more detail in the FEIR. Staff will recommend to the City Council that these identified mitigation measures be included as conditions of project approval.

Significant, but Mitigable Impacts (LT = long-term, ST = short-term)	Mitigation Measure
Air Quality Construction dust (ST)	Required dust mitigation (site watering, covered stockpiles, covered trucks, clean roads)
Biological Resources Loss of habitat and oak trees (LT) Disturbance and possible displacement of wildlife from the creek corridor (ST, LT)	Habitat restoration plan and oak tree replacement Restrictions on timing and extent of ground disturbance Limitations on lighting, activities, and development near creek
Cultural Resources Adverse effect of development on historic properties of the site	Retain cluster of oak trees, incorporate gazebo and interpretive signage, use historic street names
Drainage, Flooding, and Water Quality Potential hydraulic impacts and infiltration and bank seepage reduced along Arroyo Burro Creek (LT) Adverse effects on Arroyo Burro Creek water quality (ST, LT) Increased bank erosion and instability along Arroyo Burro Creek (ST)	Additional drain outlets to creek, equally distributed Storm Water Pollution and Prevention Plan Convey runoff water through detention basins and bioswales Creek corridor restoration plan
Geologic Hazards	

Significant, but Mitigable Impacts (LT = long-term, ST = short-term)	Mitigation Measure
Liquefiable and expansive soil conditions (LT)	Geotechnical investigation; appropriate design and construction techniques
Landslide hazards (LT)	Geotechnical investigation and additional borings
High groundwater conditions (LT)	Geotechnical investigation and additional borings
Public Health and Safety	
Potential exposure to pesticides (LT)	Pesticide management plan
Potential public exposure to radon gas (LT)	Conduct study; EPA-approved construction methods
Traffic and Circulation	
Sight distances (LT)	Prune or modify trees north of project entrance
Entrance road width (LT)	Modify width for adequate clearance
One-way stop controlled intersection (LT)	Modifications to Las Positas Road; turn lanes
Degradation of pavement conditions (ST)	Document road conditions and repair, if needed

C. Less Than Significant Impacts (Class III)

Various adverse, but less than significant, impacts would also occur due to the proposed project. These impacts are summarized in Table ES-1 of the Final EIR. They include impacts to air quality, drainage, geological hazards, noise, traffic, public services, visual resources, public health and safety, and cultural resources. Mitigation measures have been recommended, and would be included as conditions of approval, to further reduce these less than significant impacts.

D. Beneficial Impacts (Class IV)

The project would also result in beneficial impacts, including enhancing pedestrian and bicycle facilities in the Las Positas Valley, thereby enhancing coastal access and recreation, and implementation of an ambitious creek and riparian habitat restoration plan that would create or enhance approximately 6.8 acres of riparian habitat.

Responses to Comments Received on the Draft Revised EIR

The City received 18 comment letters during the Draft Revised EIR public review period and comments were also made by the Planning Commission and the public at the Draft Revised EIR hearing held on April 17, 2008. Many of the comments related to the following issues:

- Need for inclusion of a reduced density alternative;
- Economic feasibility of alternatives;
- Inconsistencies in alternatives analysis, especially related to "feasibility";
- Benefits of creek restoration; and
- Relationship to City services.

For a complete list of the comments received and all of the responses thereto, please refer to Appendices L and M in the proposed Final Revised EIR.

As noted in the list above, many of the comments received relate to the Alternatives Chapter of the EIR. Several comments were made about the range of alternatives included in the EIR. The alternatives selected and included in the original EIR, and carried through in the Revised EIR, represent a reasonable range of alternatives, as required by CEQA. Additional alternatives were discussed throughout the process but rejected for various reasons. The six-unit residential estate option with access via Alan Road, was specifically discussed in the Planning Commission Staff Report dated January 27, 2005 and at the April 14, 2005 Planning Commission Hearing (Exhibits C and D, respectively). There was no consensus from the Planning Commission to include a residential estate-type alternative in the EIR. The Revised EIR does note that the City Council considered a 15-unit project with access from Alan Road in October 2006, but directed the applicant essentially to return to the project considered in the EIR (24 units with access via the bridge from Las Positas Road).

Several comments were also made regarding the "feasibility" of alternatives, specifically economic feasibility. No economic feasibility study has been prepared to date, nor has staff specifically requested one. Please refer to the Response To Comments document (Appendix M of the proposed Final Revised EIR) for additional information.

EIR Certification and CEQA Findings

CEQA and the State CEQA Guidelines require that the Final EIR be certified by the Lead Agency (City) prior to actions approving the project. The City CEQA Guidelines provide for certification of EIRs by the Planning Commission, with this action appealable to City Council. In this case, based on the decision by the Judge relative to the lawsuit filed, the EIR must be certified by the City Council. Although the Judge's decision did not reference the need for the Planning Commission to certify the EIR, staff believes that it is important to follow the City's CEQA Guidelines. Therefore, the Planning Commission is being asked to certify the EIR, and the City Council will, in effect, need to re-certify the EIR when they take action on the project.

Required findings for EIR certification are that the Commission has reviewed and considered the EIR, public comments and responses, and that the EIR has been completed in compliance with CEQA and reflects the Commission's independent judgment. A finding is also made that identifies the City Planning Division office as the location and custodian for the record of proceedings on which the environmental process and project decision were made.

When the EIR identifies significant impacts, CEQA also provides that specified findings be made prior to approval of a project. For potentially significant but mitigable (Class II) impacts, findings are made that identify the impact and mitigation measures that would be applied to the project to reduce impacts to less than significant levels. In most cases, mitigation measures are applied as conditions of project permit approval. For significant and unavoidable (Class I) impacts, findings are made that there are no mitigation measures or alternatives to the project that can feasibly reduce project impacts to less than significant levels. For significant and unavoidable impacts, a Statement of Overriding Considerations is also required to be adopted before the project is approved. This is a finding identifying benefits of the project that override the significant environmental impacts and thereby make the environmental impacts acceptable for that particular project. In order for the City Council to approve the proposed project, they must make a Statement of Overriding Considerations.

VIII. CERTIFICATION

CERTIFICATION OF THE PROPOSED FINAL ENVIRONMENTAL IMPACT REPORT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Planning Commission certifies that:

1. The proposed Final Environmental Impact Report for the Veronica Meadows Specific Plan - comprised of the Draft EIR, the Revised Draft EIR, comments on the Draft EIR and Revised Draft EIR, responses to oral testimony, written comments, e-mail messages, and phone messages on the Draft EIR and Revised Draft EIR, and minor changes to the Draft EIR and Revised Draft EIR - was presented to the Planning Commission of the City of Santa Barbara. The Planning Commission reviewed and considered the information contained in the proposed Final Environmental Impact Report, along with public comment and responses to comments, and determined that the document constitutes a complete, accurate, and good faith effort toward full disclosure of the project's impacts and is an adequate environmental analysis of the project.
2. The proposed Final Environmental Impact Report for the Veronica Meadows Specific Plan has been completed in compliance with the California Environmental Quality Act and Guidelines.
3. The proposed Final Environmental Impact Report for the Veronica Meadows Specific Plan reflects the City of Santa Barbara Planning Commission's independent judgment and analysis.
4. The location and custodian of documents and materials that constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, Planning Division, 630 Garden Street, Santa Barbara, CA, which is also the Lead Agency.
5. The Final EIR for the Veronica Meadows Specific Plan will be presented to the City Council before the Council decides whether to approve the Veronica Meadows Project, and at that time the Council will review and consider the information contained in the 2008 Revised Final EIR before it decides whether or not to approve the Veronica Meadows Project.

Exhibits:

- A. Final Revised EIR (available at the Community Development Department at 630 Garden Street, the Main Library at the corner of Anapamu and Anacapa Streets, and online at: www.santabarbaraca.gov/Resident/Environmental_Documents/Veronica_Meadows_Draft_Revised/)
- B. Original EIR (2005) (previously distributed to the Commission, and available at the Community Development Department at 630 Garden Street, and online at: www.santabarbaraca.gov/Resident/Environmental_Documents/Veronica_Meadows/)
- C. Planning Commission Staff Report dated January 27, 2005
- D. Planning Commission Minutes, April 14, 2005